

RESOLUTION NO. 23-92

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS
ADOPTING AN AMENDMENT
TO THE NAVAJO COUNTY ZONING ORDINANCE

The Navajo County Board of Supervisors does resolve as follows:

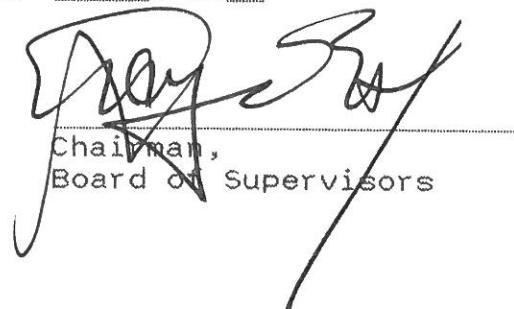
SECTION 1. The Board of Supervisors does hereby declare and determine the following recommended amendment was duly given and published, that a Public Hearing was duly held on the 9th, day of March, 1992, and that the public necessity, convenience and general welfare and good zoning practice require that the following amendment and change be made.

SECTION 2. The Board of Supervisors hereby adopts the change and amendment to the text of Section _____, entitled _____, of the Navajo County Zoning Ordinance to read as follows:

Expand the Table of Contents

see attached

APPROVED AND ADOPTED this 9th, day March, 1992


Chairman,
Board of Supervisors

ATTEST:


Clerk of the Board

rev/3/92

C O N T E N T S

ARTICLE 1	TITLE AND PURPOSE	
Section 101	Title.	1
Section 102	Declaration.	1
Section 103	Purpose.	2
ARTICLE 2	ZONING DISTRICT	
Section 201	Establishment of Zoning Districts.	2
Section 202	Boundary Lines on the Zoning District Maps	3
Section 203	Boundary Determination	3
Section 204	Public Way Vacations	4
Section 205	Lands Not Previously Zoned	4
Section 206	Lands Previously Zoned by Other Jurisdictions.	4
Section 207	Interpretation	4
ARTICLE 3	GENERAL ZONING DISTRICT (A-GENERAL)	
Section 301	Purpose.	5
Section 302	Use Regulations.	5
Section 303	Sign Regulations	7
Section 304	Height Regulations	12
Section 305	Yard Regulations	12
Section 306	Intensity of Use Regulations	13
Section 307	Parking Regulations.	13
ARTICLE 4	RURAL ZONING DISTRICT (RURAL-20)	
Section 401	Purpose.	13
Section 402	Use Regulations.	13
Section 403	Sign Regulations	15
Section 404	Height Regulations	21
Section 405	Yard Regulations	21
Section 406	Intensity of Use Regulations	21
Section 407	Parking Regulations.	22
ARTICLE 5	RURAL ZONING DISTRICT (RURAL-10)	
Section 501	Purpose.	22
Section 502	Use Regulations.	22
Section 503	Sign Regulations	22
Section 504	Height Regulations	23
Section 505	Yard Regulations	23
Section 506	Intensity of Use Regulations	23
Section 507	Parking Regulations.	24

ARTICLE 6	RURAL ZONING DISTRICT (RURAL-5)	
Section 601	Purpose	24
Section 602	Use Regulations	24
Section 603	Sign Regulations	24
Section 604	Height Regulations	24
Section 605	Yard Regulations	25
Section 606	Intensity of Use Regulations	25
Section 607	Parking Regulations	26
ARTICLE 7	RESERVED FOR FUTURE USE	
ARTICLE 8	RURAL ZONING DISTRICT (RURAL-1)	
Section 801	Purpose	26
Section 802	Use Regulations	26
Section 803	Sign Regulations	26
Section 804	Height Regulations	26
Section 805	Yard Regulations	26
Section 806	Intensity of Use Regulations	27
Section 807	Parking Regulations	28
ARTICLE 9	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (R1-43)	
Section 901	Purpose	28
Section 902	Use Regulations	28
Section 903	Sign Regulations	29
Section 904	Height Regulations	29
Section 905	Yard Regulations	29
Section 906	Intensity of Use Regulations	30
Section 907	Parking Regulations	31
ARTICLE 10	RESERVED FOR FUTURE USE	
ARTICLE 11	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (R1-10)	
Section 1101	Purpose	31
Section 1102	Use Regulations	31
Section 1103	Sign Regulations	31
Section 1104	Height Regulations	31
Section 1105	Yard Regulations	31
Section 1106	Intensity of Use Regulations	32
Section 1107	Parking Regulations	32
ARTICLE 12	RESERVED FOR FUTURE USE	
ARTICLE 13	MUTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-2)	
Section 1301	Purpose	33
Section 1302	Use Regulations	33
Section 1303	Sign Regulations	33
Section 1304	Height Regulations	34
Section 1305	Yard Regulations	34
Section 1306	Intensity of Use Regulations	35
Section 1307	Parking Regulations	35

ARTICLE 14	MUTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-3)	
Section 1401	Purpose	35
Section 1402	Use Regulations	36
Section 1403	Sign Regulations	38
Section 1404	Yard Regulations	40
Section 1405	Intensity of Use Regulations	40
Section 1406	Parking Regulations	41
ARTICLE 15	NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (C-1)	
Section 1501	Purpose	41
Section 1502	Use Regulations	41
Section 1503	Sign Regulations	47
Section 1504	Height Regulations	49
Section 1505	Yard Regulations	49
Section 1506	Intensity of Use Regulations	50
Section 1507	Parking Regulations	51
Section 1508	Loading and Unloading Regulations	51
Section 1509	Additional Regulations	51
ARTICLE 16	RESERVED FOR FUTURE USE	
ARTICLE 17	SPECIAL DEVELOPMENT ZONING DISTRICT (S.D.)	
Section 1701	Purpose	51
Section 1702	Provisions Required Within the S.D. Zone . . .	52
Section 1703	Site Plan Review	52
Section 1704	Types of Planned Unit Development	54
Section 1705	Special Provisions	54
ARTICLE 18	LIGHT INDUSTRIAL ZONING DISTRICT (IND-1)	
Section 1801	Purpose	56
Section 1802	Use Regulations	57
Section 1803	Sign Regulations	58
Section 1804	Height Regulations	59
Section 1805	Yard Regulations	59
Section 1806	Intensity of Use Regulations	60
Section 1807	Parking Regulations	60
Section 1808	Loading and Unloading Regulations	60
Section 1809	Additional Regulations	60
ARTICLE 19	HEAVY INDUSTRIAL ZONING DISTRICT (IND-1)	
Section 1901	Purpose	60
Section 1902	Use Regulations	61
Section 1903	Sign Regulations	62
Section 1904	Height Regulations	62
Section 1905	Yard Regulations	62
Section 1906	Intensity of Use Regulations	63
Section 1907	Parking Regulations	63
Section 1908	Loading and Unloading Regulations	63
Section 1909	Additional Regulations	63

Page 2

ARTICLE 20 SPECIAL USES AND PLANNED UNIT DEVELOPMENTS

Section 2001	Special Uses	64
Section 2002	Residential Planned Unit Development	72

ARTICLE 21 FLOOD PLAIN MANAGEMENT ZONING DISTRICT (FP-M)

Section 2101	Purpose	74
Section 2102	Special Provisions	75
Section 2103	Use Regulations	75
Section 2104	Definitions	76

ARTICLE 22 RESERVED FOR FUTURE USE

ARTICLE 23 RESERVED FOR FUTURE USE

ARTICLE 24 RESERVED FOR FUTURE USE

ARTICLE 25 GENERAL PROVISIONS

Section 2501	Applying General Provisions	77
Section 2502	Exempt Uses	77
Section 2503	Accessory Buildings and Uses	77
Section 2504	Number of Principal Buildings on a Lot	77
Section 2505	Adjustment Permitting an Additional Dwelling Unit	78
Section 2506	Additional Lot Area and Dimension Regulations	78
Section 2507	Additional Yard and Open Space Regulations	78
Section 2508	Additional Height Regulations	80
Section 2509	Setback Lines	81
Section 2510	Parking Regulations	82
Section 2511	Loading and Unloading Regulations	85
Section 2512	Additional Sign Regulations	86
Section 2513	Temporary Buildings and Uses	86
Section 2514	Location of Mobile Homes, Travel Trailers, Aircraft, Boats, Camping Trailers, Truck Campers, and Motor Homes	88
Section 2515	Lots Divided By Zoning District Boundaries	89
Section 2516	Junk	89
Section 2517	Time Share Projects	90

ARTICLE 26 NON-CONFORMING USES

Section 2601	Continuing Existing Uses	91
Section 2602	Discontinuance of Non-Conforming Uses	91
Section 2603	Expansion of a Non-Conforming Use	91
Section 2604	Change of a Non-Conforming Use	92

ARTICLE 27 ADMINISTRATION AND ENFORCEMENT

Section 2701	Zoning Inspection and Enforcement	93
Section 2702	Building Permits	94

ARTICLE 28	BOARD OF ADJUSTMENT	
Section 2801	Creation and Membership.	94
Section 2802	Powers and Duties.	94
Section 2803	Meetings and Rules	95
Section 2804	Appeals.	96
Section 2805	Application for Variance or Use Permit	96
Section 2806	Public Hearings.	97
Section 2807	Appeal of a Decision made by a Board of Adjustment	97
Section 2808	Limitations.	97
Section 2809	Fees	98
ARTICLE 29	AMENDMENTS	
Section 2901	Authority.	98
Section 2902	Amendments Initiated by Petition	98
Section 2903	Amendments Initiated by the Commission	99
Section 2904	Right-of-Way Acquisition	99
Section 2905	Re-Consideration of Denied Petition.	100
Section 2906	Fees	100
ARTICLE 30	DEFINITIONS	
Section 3001	General Rules for Construction of Language . .	100
Section 3002	Definitions.	100
ARTICLE 31	VIOLATION AND PENALTY	
Section 3101	Violation.	112
Section 3102	Penalty.	112
ARTICLE 32	SEPARABILITY CLAUSE, REPEAL OF CONFLICTING ORDINANCES, ENACTMENT	
Section 3201	Separability Clause.	113
Section 3202	Repeal of Conflicting Ordinances	113
Section 3203	Enactment.	113
Section 3204	Dates of Adoption.	114
APPENDIX "A"	A GUIDELINE FOR DRAFTING HEALTH AND SAFETY PLANS AS REQUIRED FOR A LANDFILL SPECIAL USE PERMIT	
Section I	Purpose.	116
Section II	Organization	116
Section III	Content.	116